118.0	0003	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	819,200 / 819,200
					USE VALUE:	819,200 / 819,200
					ASSESSED:	819,200 / 819,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
322		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JJL FOREST STREET LLC
Owner 2:	
Owner 3:	
Street 1:	322 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	IOANNA ANTHONY W TRUSTEE -
Owner 2:	ANTHONY W IOANNA LIVING TRUST -
Street 1:	322 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,005 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1940, having primarily Vinyl Exterior and 2402 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5005.000	415,200	4,900	399,100	819,200
Total Card	0.115	415,200	4,900	399,100	819,200
Total Parcel	0.115	415,200	4,900	399,100	819,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.08 | /Parcel: 341.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 76170

GIS Ref

GIS Ref

Insp Date 02/27/17

!9174!

PREVIOUS ASSESSMENT

Parcel ID 118.0-0003-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	415,200	4900	5,005.	399,100	819,200	819,200	Year End Roll	12/18/2019
2019	104	FV	338,500	4900	5,005.	404,800	748,200	748,200	Year End Roll	1/3/2019
2018	104	FV	338,500	4900	5,005.	302,200	645,600	645,600	Year End Roll	12/20/2017
2017	104	FV	317,800	4900	5,005.	273,700	596,400	596,400	Year End Roll	1/3/2017
2016	104	FV	317,800	4900	5,005.	262,300	585,000	585,000	Year End	1/4/2016
2015	104	FV	265,900	4900	5,005.	222,400	493,200	493,200	Year End Roll	12/11/2014
2014	104	FV	265,900	4900	5,005.	211,000	481,800	481,800	Year End Roll	12/16/2013
2013	104	FV	276,300	4900	5,005.	200,700	481,900	481,900		12/13/2012

PRINT

Date	Time
12/10/20	23:40:53

LAST REV

Date	Time
07/28/17	11:22:10
mmcmakin	
9174	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IOANNA ANTHONY	69514-219		6/28/2017	Mult Lots	685,000	No	No		
IOANNA ANTHONY	55420-307		9/21/2010	Convenience	10	No	No		
	11481-665		3/22/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	Measured	DGM	D Mann
12/13/2008	Meas/Inspect	197	PATRIOT
4/1/2000	Inspected	270	PATRIOT
2/15/2000	Measured	270	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	76170
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5005		Sq. Ft.	Site		0	70.	1.14	5									399,105						399,100	

Total AC/HA: 0.11490 | Total SF/SM: 5005 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 399,105 | Spl Credit | Total: 399,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.19522786
Const Adj.:	0.99989998
Adj $ / SQ:	191.217
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	564187
Depreciation:	148945
Depreciated Total:	415241

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

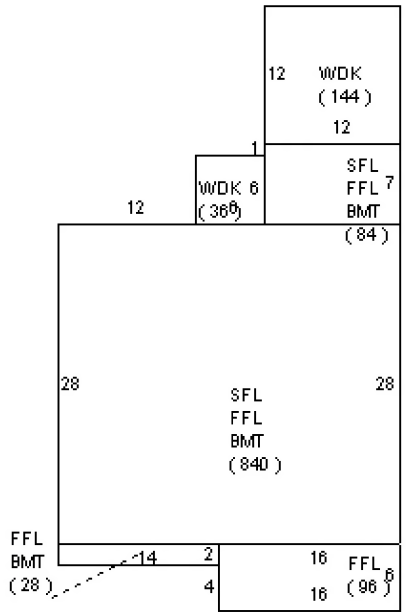
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	191.22
Special Features:	0	Val/Su Net:	135.78
Final Total:	415200	Val/Su SzAd	215.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,048	191.220	200,396
BMT	Basement	952	76.010	72,360
SFL	Second Floor	878	191.220	167,851
WDK	Deck	180	11.550	2,080

Net Sketched Area:	3,058			Total:	442,687
Size Ad	1925.8	Gross Are	3104	FinArea	2402

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0003-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1940	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900